

TOWN OF NEWSTEAD
PLANNING BOARD MINUTES
October 2, 2000

PRESENT: Dave Wakeman, Chairman
Terry Janicz
Tom Cowan
Andy Kelkenberg
Don Hoefler
Mary Valentine

Bill Walworth, Deputy Building Inspector
Dawn Izydorczak, Planning Board Clerk
Don Folger, Code Enforcement Officer- Entered meeting at 8:23pm

The meeting was called to order at 7:35pm by Dave Wakeman, Chairman. Minutes were read and Dave motioned to approve them with the following changes:

*Add the letter h to the Albrecht's name throughout minutes.

*Pg. 2, first paragraph- change "bring in dirt" to "begin moving existing soil" and change Clayt to Clayton.

*Last paragraph- add "following the meeting" to section on discussion with NYS Trooper.

Andy seconded and all approved.

A public hearing to hear comments for or against the minor subdivision located at 13115 Dorsch Rd. and owned by Jim Kidder was opened at 8:00pm.

Attendance was as above.

Clerk read proof of publication.

No prior comments had been received.

Mr. & Mrs. Jim Kidder were present. Mr. Kidder stated that he felt the property would positively increase the assessment rolls. He currently has a buyer for the house and 2 acres. He will retain the remaining portion of the vacant land surrounding the proposed parcel. Questions arose regarding an easement for an existing utility pole. Mr. Kidder stated that he was sure there was one but had no documentation to support that. The board questioned the depth of the original parcel and Mr. Kidder stated that it was approximately 4,000 feet deep. No creeks cross the parcel and there were no drainage concerns. Tom motioned to close the hearing at 8:10pm, Mary seconded and all approved. Don motioned to approve the subdivision. Andy seconded and all approved.

The board met with Jeff Randall for a pre-application regarding the proposed 9-hole expansion of Rothland's Golf Course. Jeff presented each of the board members with a copy of a pre-application letter, which fully explained the plans for the expansion project. Jeff showed a complete concept design plan of the entire expansion project explaining what existing features would be changed and what new features would be added in the 9-hole project. Mr. Randall explained that this would be a three (3) phase expansion over a four (4) year period, so as not to interrupt the natural course of business on the existing 27 holes. Mr. Randall also showed topographical surveys explaining the drainage for all the new areas to

be developed. On the Dye Rd backland only minor contouring would be needed for tee boxes and greens. On the Clarence Center backland there is adequate existing drainage to a pond and the rear adjacent drainage ditch. Don Folger entered the meeting at 8:23pm and stated that in a conversation with Jim Ebersole, Highway Superintendent, they would like to see an additional entrance/exit driveway onto Dye Road. A new parking plan exceeded the required minimum spaces to cover the new expansion and Mr. Randall stated that the parking lots would likely be stoned. Bill asked about any additional golf cart traffic along that stretch of the road. Jeff responded that there would be increased cart traffic. Don Folger suggested requesting from the County new signage along that section and Terry suggested requesting an additional decrease in the speed limit through that section of Clarence Center Rd. Dave reviewed with Mr. Randall the requirements he would have to meet to begin the Planning Board process including filing SEQR forms, an Ag-Data Statement and a Special Permit. No wetlands are involved except an area of an existing pond and a small treed area on McNeeley Rd. Don Folger provided all the necessary forms to Mr. Randall. The DEC will have to be involved in the expansion of the existing pond in the wetland area. Dave questioned the benefit of the Audubon Certification as mentioned in the pre-application letter. Mr. Randall stated that it was an advantage in promoting the course and retaining its natural appeal.

The Board next held a discussion regarding the proposed move of the Williamsville toll barriers to one of two possible sites in the Town of Newstead. Dave read a letter from Philip and Arlene Richardson of South Newstead Road requesting that the Planning Board submit a letter of opposition to the NYS Thruway Authority requesting that the Town of Newstead not be considered as a possible site for the project. The board discussed any benefits there might be in having the toll barriers place in Newstead. It was concluded that there are no benefits. It would remove any chance in the future of Newstead having an on/exit ramp placed within the town. The board discussed possible alternative proposals to include or encourage an interchange instead. Mary asked what other issues were addressed other than environmental and engineering concerns. Dave read the list of additional scoping concerns, but these would not be addressed until much further into the process. Dave requested notes from each board member within the next two weeks so that he can compose a letter of opposition to the NYS Thruway Authority.

Don Folger informed the Board that he needed a definition of commercial use in a residential area. After explaining the given situation to the board, it was decided that there is nothing currently in the code prohibiting the use of residential property for the storage of commercial equipment. The Board concluded that currently there should be no restrictions placed in the given situation.

Terry motioned to adjourn the meeting at 9:30pm, seconded by Tom and all approved.

Respectfully submitted by,
Dawn D. Izydorczak,
Recording Secretary